

3. PROJECT DESCRIPTION

3.1.1 The phase 1 proposals for the site are Construction of 20 pitches with an associated changing pavilion, outdoor store and car parking. The site masterplan shows some phase 2 proposals which are not part of the planning application.

3.1.2 AW Drawing no. 03 001 203 rev B Site Layout shows the proposed masterplan, and this indicates the nature of the development layout. The principal objectives of the masterplan are:

- to produce an economically viable masterplan for the site that successfully addresses the needs of the league;
- to develop viable accessibility and infrastructure proposals;
- to mitigate the environmental impact of the masterplan proposals;

3.2 Outline of the scheme

Sports Pavilion

3.2.1 This contains:

- Changing rooms
- Toilets – male/female/disabled
- Officials changing
- Administration
- Catering facilities
- Teaching/Training hall
- Equipment Store

Parking

3.2.2 The provision of parking is:

- Cars 118 (including disabled provision)
- Disabled 6
- Coaches 3
- Cycles 10

Football Pitches

3.2.3 The scheme includes 2 96 x 60 metres senior pitches. The scheme also includes 14 junior pitches, 54 x 36 metres and 6 junior pitches which are 46 x 27 metres in size.

3.2.4 On the site there will be an outdoor store (measuring 6 x 2.7metres).

3.3 Landscape proposals

3.3.1 The landscape proposals are shown on Waterman drawing E SA 94 001 B. This plan shows trees to be retained and new planting. Tree protection in line with BS5837 is proposed, the details of which would be approved by Sunderland City Council. Protective fencing details are also shown on the Waterman drawing.

3.3.2 The new planting comprises species rich grassland (referred to as rank grassland on the Waterman drawing), native hedgerows, edge planting of native shrubs, tree planting of advanced nursery stock within the development along paths and next to the car park, and new structure (woodland) planting, also of native species.

3.3.3 The existing hedge along Coaley Lane and Staddon Way south of footpath 60 would be retained.

3.4 Discharge of planning conditions

3.4.1 There are a number of design details and methods statements that are required to be submitted and approved to discharge the planning conditions (see Appendix 1.1). This information submitted to Sunderland City Council is included in Appendix 3.3 These details are therefore guaranteed to be a part of the development scheme and are referred to in the assessment sections of the ES where mitigation measures are discussed.

3.5 Operating hours

3.5.1 Football would be played on Saturdays and Sunday mornings from 9am until 1.35pm. This means children would probably arrive from 8.30am and leave by approximately 2pm. No games would be played at night and there is no floodlighting in the scheme. Fixtures are organised from the 2nd Saturday in September, (ie after the schools start) until the week before Christmas in December. Generally any matches that have to be postponed are played in January or sometimes in February. Main fixtures are not programmed to be in January or February as the weather is more likely to be inclement. The second group of fixtures run between the beginning of March and mid May.

3.5.2 The precise playing patterns are explained in the transportation section of the ES in connection with the discussion about trip generation.

3.5.3 Only 12 of the pitches would be used at any one time. This allows use of the pitches to be rotated so the grass can recover.

3.6 Construction waste

3.6.1 Trees felled in the construction phase would be chipped on site and used as a mulch for the new planting. Any excess would be offered free to the nearby country park facilities.

3.7 Footpaths

3.7.1 In the Committee report there is confusion as it suggests that footpath 60 would need to be stopped up. This is not the case as the approved layout allows it to remain on its current alignment. There is no proposal to change this situation. Footpath 60 is not surfaced, but there is a route worn through the vegetation where people walk habitually. The section which crosses the Staddon Way road verge however, is not well defined. It is proposed therefore that the section of path from the road kerb to the field boundary is surfaced as part of the construction work. The precise details would be agreed with Sunderland City Council.

3.8 Replacement woodland planting

3.8.1 It is proposed to replace the 5ha of woodland to be lost as a result of the scheme by peripheral tree planting shown on the landscape drawing included in the planning application Waterman drawing E SA 94 001 B and approximately 5ha of new planting at Tunstall/ Doxford Park in Sunderland. The new woodland would be known as Heather Wood. The location of this new woodland is shown in Appendix 3.1. It would comprise native species as shown on the scheme details in the Appendix.

3.8.2 The planting proposal for Heather Wood has been submitted and was approved in 2006 for an English Woodland Grant Scheme as Community Woodland. Thus there would be no net loss of woodland as a result of the scheme.

3.9 Public access provision to adjacent woodland

3.9.1 The open space dedicated to public access under the provisions of the Countryside and Rights of way Act 2000 (CROW Act) section 16 in the vicinity of the site is shown on Natural England's website at:

http://www.openaccess.gov.uk/wps/portal!/ut/p.cmd/cps/c/6_3_1EU/ce/7_3_312/.ps/X/.s.7_0_A/7_0_GS#7_3_312

3.9.2 As part of the scheme land has already been formally dedicated to public access: CROW reference 100695. (Dedication reference 2006030227) The notice of this is included in Appendix 3.2. This is the 12.4ha (approximately) of tree planted land to the north west boundary of the site known as Russell Wood. This means there is

now a guarantee of public access which did not exist previously. The site will have sign posts installed so that people can find their way through the woodland on the proposed routes shown on Appendix 2.1 and the plan included in Appendix 3.2 as part of the dedication documentation.

- 3.9.3 There is no other land formally dedicated to public access in this way in the vicinity of the site. The nearest other site is at Waldrige Country Park, West of Chester le Street over 8km away. This new dedication as part of the planning application works is therefore an important benefit to the local area.